



CLARK COUNTY WASHINGTON

DEVELOPMENT PROJECTS WEEKLY REPORT

September 6, 2006

This weekly report provides a listing of new development projects proposed in Clark County. These projects are under review by the Community Development Department. To research or track a specific project, it will be important to have the project name and case number, which are determined when an official application is submitted. Project names and numbers are listed when a project first appears in the weekly report as a Type II or Type III proposal, as shown below. Projects that are new to the report this week are indicated with a "★".

The applications and proposed plans, staff reports, and final decisions for projects listed below are available for public review at our offices. These may also be viewed at our Web site at www.clark.wa.gov/commdev/development/index.html then click on Proposed Developments or Meetings and Hearings.

If you have questions about a particular type of permit and the review process, you may go to our Web page for an information handout for each type of permit. To view handouts at our Web site, go to www.clark.wa.gov/commdev/development/typespermits.html. You may also request a copy of these materials at our offices.

NEW PROJECT PROPOSALS (*Pre-application conferences*)

The department requires a pre-application conference before it will accept a formal application for projects that require public notice and may require public hearings. This provides an opportunity for the property owner and/or developer to explore the situation with county staff. Members of the public may attend and listen to the discussion. The schedule does not allow for public comment at that stage, however.

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

RIVERVIEW AT FELIDA

PAC2006-00231

Subdivide approximately 7 acres into 20 single family lots in conformance with the R1-10 zoning standards.

14316 NW McCann Rd

183513-000

Scott Sloan - Parati Company

Felida Neighborhood Association

Date: 9/7/06 Time: 9:00am Room: 313

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

KLAUDT PROPERTY

PAC2006-00235

The applicant proposes a 17 lot single family detached residential subdivision with associated stormwater, road and other infrastructural improvements.

5806 NE 72nd Ave

156665-000

Applicant contact:
Neighborhood association:
Pre-application conference:

Scott Brantley - Olson Engineering
East Minnehaha Neighborhood Association
Date: 9/7/06 Time: 9:00am Room: 323

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

CLEAR CREEK VIEW ESTATES

PAC2006-00239

Short plat existing 11.51 acre parcel into 2 parcels in the R-5 zone.

Washougal River Road

130339-000

Clear Creek Designs

Washougal River Neighborhood Association

Date: 9/7/06 Time: 10:00am Room: 323

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

DELYRIA MULTI-FAMILY

PAC2006-00228

150 units of Multi-Family condominiums.

11715 NE 117th St

200118-000

Jesse Nemec

Greater Brush Prairie Neighborhood Association

Date: 9/7/06 Time: 10:00am Room: 313

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

LALONDE CREEK PLACE

PAC2006-00229

Subdivide 2.84 acres into a 9 lot single family short plat in an R1-6 zone.

4808 NE 99th Street

189889-000

Joe Sturtevant - Sturtevant, Golemo, & Associates

NE Hazel Dell Neighborhood Association

Date: 9/7/06 Time: 11:00am Room: 313

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

PX63 HAZEL DELL NORTH

PAC2006-00236

To construct and to operate a 120 foot monopole wireless communication facility in a CH-Highway commercial Zone, on a mini storage facility property.

1005 NE 95th St

096621-127

Kevin Provance - Parsons for Cingular Wireless, Inc

NE Hazel Dell Neighborhood Association

Date: 9/7/06 Time: 11:00am Room: 323

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

COVINGTON VILLAGE TOWNHOMES

PAC2006-00238

The division of approximately 1.52 acres into a 26 lot townhouse subdivision.

7107 NE 97th Ave.

104616-004

Nicolle Sicilia - Hopper, Dennis, Jellison, PLLC

Maple Tree Neighborhood Association

Pre-application conference:

Date: 9/7/06 Time: 1:00pm Room: 323

☐ **Project name:**

GRACE MINISTRIES

Case number:

PAC2006-00230

Description:

Use current 9800 Square foot home for a residential care home for teenagers with and without children while they complete their education.

Location:

22310 NE Hillside Drive

Parcel:

207989-000

Applicant contact:

Robin Nelson

Neighborhood association:

NACCC

Pre-application conference:

Date: 9/7/06 Time: 1:00pm Room: 313

☐ **Project name:**

MANOR PO1807A

Case number:

PAC2006-00233

Description:

Radio Telecom facility co-location of a three sector antenna at the approximate 120' level of an existing 180' monopole.

Location:

7206 NE 139th St

Parcel:

196442-000

Applicant contact:

Bruce Vincent

Neighborhood association:

Greater Brush Prairie

Pre-application conference:

Date: 9/7/06 Time: 2:00pm Room: 313

☐ **Project name:**

WARD ROAD PO1649D

Case number:

PAC2006-00234

Description:

Radio frequency transmission facility-120' tower. Ground based equipment within a fenced, leased 50'X50' area.

Location:

10918 NE 152nd Ave

Parcel:

200321-000

Applicant contact:

Bruce Vincent

Neighborhood association:

Greater Brush Prairie

Pre-application conference:

Date: 9/7/06 Time: 3:00pm Room: 313

☐ **Project name:**

I-205 / ANDRESEN CENTER

Case number:

PAC2006-00242

Description:

Commercial retail shopping center comprised of approximately 10 retail buildings located in the NW corner of the NE 88th St and NE Andresen Rd intersection. The parcel is zoned CH, Highway Commercial.

Location:

6712 NE 88th St

Parcel:

106116-000

Applicant contact:

Stacey Shields - Hopper Dennis, Jellison, PLLC

Neighborhood association:

Andresen Neighborhood Association

Pre-application conference:

Date: 9/14/06 Time: 10:00am Room: 313

☐ **Project name:**

HOCKINSON LDS CHURCH SITE

Case number:

PAC2006-00240

Description:

Proposed future site of the Hockinson LDS Church with associated parking and utilities.

Location:

NE 172nd Ave and NE 159th St

Parcel:

197410-000, 197465-000

Applicant contact:
Neighborhood association:
Pre-application conference:

Gary Hochstrasser - H3 Architects, PLLC
Concerned Citizens of Hockinson Neighborhood Association
Date: 9/14/06 Time: 11:00am Room: 313

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

PARKRIDGE ESTATES

PAC2006-00243

Subdivide 7.20 acres into 41 single family lots using the R1-5 standards.

5106 NE 51st St

156964-002, 156964-003

Adam Beck - ELD Engineering

E. Minnehaha Neighborhood Association

Date: 9/14/06 Time: 1:00pm Room: 313

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

ALEKSANDR SHORT PLAT

PAC2006-00241

Divide lot 4 of short plat 3-480 into two lots.

36101 NE 148th Place

265041-015

Dan Barbieri

NACCC

Date: 9/14/06 Time: 2:00pm Room: 313

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

WILSON PLAT ALTERATION

PAC2006-00237

2nd pre-app w/in year for plat alteration to eliminate all easements and change the north 20X55 easement to a utility only easement.

39101 NW Maki Rd

255646-005

Troy Wilson

North Fork Lewis River Neighborhood Association

Date: 9/14/06 Time: 3:00pm Room: 313

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

YORK HIGHLANDS PHASE I ★

PAC2006-00246

Divide a 1.06 acre parcel into 7 SFR lots using Tier 2. 2nd pre-app

14915 NE 90th Street

154348-002

John Lawson - Lawson Land Services, Inc.

Sifton Neighborhood Association

Date: 9/21/06 Time: 9:00am Room: 323

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Pre-application conference:

YORK HIGHLANDS PHASE II ★

PAC2006-00247

Type 2 Infill Subdivision of 2 acres into 19 SFR lots

14812 NE 90th Street

154185-000, 154185-005, 154185-010

John Lawson - Lawson Land Services, Inc.

Sifton Neighborhood Association

Date: 9/21/06 Time: 10:00am Room: 323

☐ **Project name:** MEADOWBROOK ACRES ★
Case number: PAC2006-00245
Description: Subdivision of 9.13 acres into a 7 lot short plat in RC-1 zone. 2nd pre-app.
Location: 21133 NE 72nd Avenue
Parcel: 192929-000
Applicant contact: Eric Golemo - Sturtevant, Golemo, & Associates
Neighborhood association: NACCC
Pre-application conference: Date: 9/21/06 Time: 11:00am Room: 313

☐ **Project name:** MADDEN SHORT PLAT ★
Case number: PAC2006-00244
Description: Divide 20 acres into a 5 acre residential lot and a 15 acre parcel, with existing house to remain on the 15 acre lot and a SFR to be built on the 5 acre lot.
Location: 4920 NE 237th Avenue
Parcel: 171267-000
Applicant contact: Peter Jacobsen
Neighborhood association: NACCC
Pre-application conference: Date: 9/21/06 Time: 1:00pm Room: 313

☐ **Project name:** FOURSQUARE GOSPEL INT. CHURCH ★
Case number: PAC2006-00249
Description: Pre app conference request for CUP to build a church structure and parking lot.
Location: 21211 NE 72nd Avenue
Parcel: 192811-000
Applicant contact: Joe Egner - Sisul Engineering
Neighborhood association: NACCC
Pre-application conference: Date: 9/21/06 Time: 2:00pm Room: 313

☐ **Project name:** LIVING HOPE CHURCH ★
Case number: PAC2006-00248
Description: Applicant proposes to adapt a residence and mobile home on the property for a media production space & office space.
Location: 11717 NE 107th Street
Parcel: 200169-000
Applicant contact: Donald A. Esau, P.S. - Attorney at Law
Neighborhood association: Sunnyside Neighborhood Association
Pre-application conference: Date: 9/21/06 Time: 3:00pm Room: 313

☐ **PROPOSALS FOR PUBLIC HEARING (Type III review)**

Type III development applications require public notice and public hearings. The Community Development Department reviews each Type III proposal and prepares a staff report with recommendations to a land use hearings examiner. The examiner will conduct a public hearing to determine whether a proposal meets relevant codes and requirements. This process may include approval, approval with conditions, or denial. Type III decisions may be appealed to the Board of Clark County Commissioners. A decision by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court.

The following projects are scheduled for public hearings. The public is invited to attend and provide testimony. Written comments may be sent to Community Development offices before the hearing date: Clark County Community Development, PO Box 5000, Vancouver WA 98666-5000; (360) 397-2375; Email: comdev@clark.wa.gov.

☐ **Project name:** **HIGHLAND PARK ESTATES SUBDIVISION**
Case number: **PLD2005-00028; SEP2005-00052; ARC2005-00030**
Description: The applicant is requesting to subdivide an approximate 8.96 acres into 29 single-family lots located in the R1-10 zone district.
Location: 4230 NE 131st Street
Parcel: 186226005, 186227000, 186373000
Applicant contact: Joe Sturtevant - Sturtevant, Golemo & Associates
Neighborhood association: Pleasant Highlands Neighborhood Association.
Planner contact: Richard Daviau
Hearing information: On Hold, notice will be given when the hearing is rescheduled

☐ **Project name:** **SALMON CREEK VILLAGE SUBDIVISION**
Case number: **PLD2005-00027; ARC2005-00029; SEP2005-00051**
Description: The applicant is requesting to subdivide an approximate 2.55 acres into 15 single-family residential lots located in the R1-6 zone district.
Location: South of NE 129th Street and West of NE 13th Ave
Parcel: 186592000, 186845000
Applicant contact: Joel Stirling - Stirling Design, Inc.
Neighborhood association: North Salmon Creek Neighborhood Association
Planner contact: Michael Uduk
Hearing information: September 14, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:** **KOLE'S LANDING PUD**
Case number: **PUD2006-00001; PLD2006-00038, SEP2006-00077; EVR2006-00036; BLA2006-00022; ARC2006-00038**
Description: The applicant is proposing a planned unit development to subdivide approximately 22.42 acres into 132 single-family attached and detached residential lots in the R1-6 zone. Forty-six of the 132 lot will designed for single-family detached dwellings and 86 lots will be designed for single-family attached (or townhouse dwellings).
Location: 6716 NE 69th Avenue
Parcel: 156658-010, 156739-000, 156740-000 and 105154-000
Applicant contact: Scott Brantley - Olson Engineering, Inc
Neighborhood association: Green Meadows Neighborhood Association
Planner contact: Michael Uduk
Decision Issued: August 30, 2006
Appeal Period Ends: September 13, 2006

☐ **Project name:** **EMERALD PARK ESTATES TIER II INFILL SUBDIVISION**
Case number: **PLD2006-00051; SEP2006-00104; FOR2006-00045; EVR2006-00048**
Description: Subdivide approximately 2.5 acres into 10 single-family residential lots, utilizing the Tier II infill provisions, for a property located in the R1-7.5 zone.
Location: 10917 NW 21st Avenue

Parcel: 188973-000
Applicant contact: Group Mackenzie - Todd Johnson
Neighborhood association: Felida Neighborhood Association
Planner contact: Richard Daviau
Hearing information: September 7, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

Case number:

Description:

SALMON CREEK COMMERCIAL CENTER APPEAL

APL2006-00011

An appeal of the county's decision approving a preliminary site plan review approval to construct a 176,672 square foot discount retail store on approximately 12.2 acres zoned Highway Commercial (CH).

Location: South of NE 134th Street, north of NE 129th Street and west of NE 27th Avenue.

Parcel: 186809-000, 186783-000, 186681-000, 186829-000

Appellant contact: Law Offices of John S. Karpinski

Neighborhood association: Fairgrounds Neighborhood Association

Planner contact: Michael Uduk

Hearing information: September 7, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

Case number:

Description:

JADE PLACE PUD

**PLD2006-00058; PUD2006-00002; SEP2006-00116;
EVR2006-00053; FLP2006-00024; ARC2006-00060**

To subdivide 4.73 acres into 30 single-family residential lots, utilizing the Planned Unit Development provisions, for a property located in the R1-6 zone

Location: 6406 NE 63rd Street

Parcel: 156676-000

Applicant contact: MGH Associates, Inc Attn: Greta Lavadour

Neighborhood association: Andresen/St. Johns Neighborhood Association

Planner contact: Richard Daviau

Hearing information: September 28, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

Case number:

Description:

THE TOWNHOMES AT FELIDA PARK SUBDIVISION

PLD2006-00076; SEP2006-00137; VAR2006-00023

The applicant is proposing to subdivide 1.17 acres into 18 single-family residential lots, utilizing the townhouse development provisions, for a property located in the R-18 zone.

Location: North side of NW 122nd Street at NW 36th Avenue

Parcel: 187767-000

Applicant contact: Olson Engineering, Inc-Attn: Mike Odren

Neighborhood association: Felida Neighborhood Association

Planner contact: Jan Bazala

Hearing information: September 28, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

Case number:

McLEOD INFILL SUBDIVISION

PLD2006-00067; SEP2006-00126

Description: The applicant is proposing to subdivide 2.35 acres into 12 single-family residential lots, utilizing the Tier I infill provisions, for a property located in the R1-6 zone.

Location: 3410 NE 99th Street

Parcel: 189775-000

Applicant contact: Adam Beck - ELD Engineering

Neighborhood association: NE Hazel Dell Neighborhood Association

Planner contact: Richard Daviau

Hearing information: September 14, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Planner contact:

Hearing information:

MATTHEW'S CREST SUBDIVISION

PLD2006-00065; SEP2006-00124; ARC2006-00028

The applicant is proposing to divide approximately 4.0 acres in a R1-6 zoning district into 24 single-family residential lots.

5100 NE 48th Street

157000-000; 157006-009; 157006-006; 157006-008; 157006-007

Brandon Foushee - ELD Engineering

Truman Neighborhood Association

Vicki Kirsher

September 14, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Planner contact:

Hearing information:

DIAMOND MEADOWS SUBDIVISION

PLD2006-00075; SEP2006-00134

The applicant is proposing to subdivide 5.59 acres into 30 single-family residential lots in the R1-6 zone.

10404 NE 53rd Avenue

199092-000, 199093-000, 199095-000, 199175-000, 199147-000

Keith B. Jones-Harper Houf Peterson Righellis Inc

Andresen/St. Johns Neighborhood Association

Michael Uduk

October 5, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Planner contact:

FOUNTAINS REZONE AND PUD

**CPZ2006-00034; PUD2006-00003; PLD2006-00078;
PSR2006-00060; SEP2006-00141; EVR2006-00081**

The application is requesting to rezone approximately 19.22 acres from Light Industrial (ML) to Mixed Use (MX). The applicant is also proposing the approval of a mixed use development comprising the subdivision of the rezoned 19.22 acres into 203 townhouse residential lots and 3 commercial building pads totaling 28,450 square feet using the planned unit development (PUD) standards (per CCC40.520.080).

10122 & 10301 NE 117th Street

200075-000, 200193-000, 200076-000

Gus Harb, P.E. - Harb Engineering, Inc

Greater Brush Prairie Neighborhood Association

Michael Uduk

Hearing information:

October 5, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

**VANCOUVER LAKE SUBDIVISION POST DECISION REVIEW
PST2006-00029**

Case number:

Description:

The applicant is requesting a post-decision review to create one additional lot, and relocate the stormwater tract, on a previously approved 14 lot subdivision [PLD2005-00126] on 4.78 acres located in an R1-6 zoning district.

Location:

2212 NW 69th Street

Parcel:

146663-000

Applicant contact:

Scott Sloan-LDC Design Group

Neighborhood association:

Area Not Represented

Planner contact:

Vicki Kirsher

Hearing information:

October 5, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

COUGAR CREEK WOODS SUBDIVISION

Case number:

**PLD2006-00081; SEP2006-00147; WET2006-00028;
HAB2006-00134; ARC2006-00082**

Description:

The applicant is proposing to divide 10.16 acres into 33 single-family residential lots for a property located in the R1-7.5 zone.

Location:

11515 NW 16th Avenue

Parcel:

188948-000

Applicant contact:

Olson Engineering Attn: Zack Goldfinch

Neighborhood association:

Felida Neighborhood Association

Planner contact:

Jan Bazala

Hearing information:

October 5, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

NE 65TH STREET SUBDIVISION

Case number:

PLD2006-00080; SEP2006-00144; ARC2006-00081

Description:

The applicant is proposing to subdivide 1.96 acres into 10 single-family residential lots for a property in the R1-6 zone.

Location:

2010 NE Minnehaha Street

Parcel:

99400-052, 99404-000

Applicant contact:

PBS Engineering and Environmental - Attn: Tim Leavitt, PE

Neighborhood association:

NE Hazel Dell Neighborhood Association

Planner contact:

Harper Kalin

Hearing information:

October 12, 2006 at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

SUNNY GROVE SUBDIVISION

Case number:

PLD2006-00083; SEP2006-00150; VAR2006-00026; EVR2006-00077; ARC2006-00084

Description:

The applicant proposes to divide approximately 4.7 acres into a 44 lot single family subdivision in an R-18 zone.

Location:

7715 NE 63rd Street

Parcel:

104967-000, 104967-005

Applicant contact:

Eric Golemo - Sturtevant, Golemo & Associates

Neighborhood association:

East Minnehaha Neighborhood Association

Planner contact:
Hearing information:

Richard Daviau
October 12, 2006 at 6:00 P.M., at Public Service Center, 1300
Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

COUGAR CREEK VILLAS

Case number:

PLD2006-00087; SEP2006-00155; HAB2006-00143; WET2006-00030; VAR2006-00027; EVR2006-00080; ARC2006-00086

Description:

The applicant is proposing to subdivide 23.21 acres into 167 single-family lots (utilizing townhouse development code) for a property located within R-43 zoning.

Location:

East side of NE 13th Avenue between NE 78th Street and NE 88th Street.

Parcel:

145514-000, 145515-000, 145516-000, 145526-000, 145527-000, 145528-000, 145530-000, 145530-001, 145530-002, & 145575-000

Applicant contact:

Olson Engineering, Inc. - Rylan Browning

Neighborhood association:

NE Hazel Dell Neighborhood Association

Planner contact:

Jan Bazala

Hearing information:

October 12, 2006 at 6:00 P.M., at Public Service Center, 1300
Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

ROZANN MEADOWS SUBDIVISION

Case number:

PLD2006-00094; SEP2006-00160; EVR2006-00087

Description:

The applicant is proposing to subdivide approximately 2.3 acres located in an R1-6 zoning district into 12 single-family residential lots.

Location:

16415 and 16505 NE 88th Street

Parcel:

104150-000; 104164-000

Applicant contact:

Lisa Garbett or Erin Toman - MacKay & Sposito, Inc.

Neighborhood association:

Heritage Neighborhood Association

Planner contact:

Vicki Kirsher

Hearing information:

October 26, 2006 at 6:00 P.M., at Public Service Center, 1300
Franklin St., Vancouver, Washington, Sixth Floor Suite 680

☐ **Project name:**

JONES PARK TIER II INFILL SUBDIVISION ★

Case number:

PLD2006-00090; SEP2006-00157; BLA2006-00066

Description:

The applicant is proposing to adjust the boundary lines on a .76 acre parcel, a .95 acre parcel, and a 1.05 acre parcel to create a .14 acre parcel, a .15 acre parcel, and a 2.44 acre parcel; and to then subsequently divide the resulting 2.44 acre parcel into fifteen (15) single family residential lots utilizing Tier II infill provisions of the Ordinance. The properties are located within an R1-6 zoning district.

Location:

8203, 8207 and 8209 NE Ward Road

Parcel:

153994-000; 154007-000; 154036-000

Applicant contact:

Bill Rauch - Solarus Engineering

Neighborhood association:

Heritage Neighborhood Association

Planner contact:

Vicki Kirsher

Hearing information:

October 26, 2006 at 6:00 P.M., at Public Service Center, 1300
Franklin St., Vancouver, Washington, Sixth Floor Suite 680

□ ADMINISTRATIVE DECISIONS (Type II – includes public notice)

Type II projects require public notice and county staff approval. They do not require public hearings. The Community Development Department determines whether Type II proposals meet relevant codes and requirements. This process may result in approval, approval with conditions, or denial. Type II decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court.

The following projects show administrative decision dates. Any appeals of these decisions must be filed within 14 calendar days of the decision date. The appeal may be filed at the Customer Service Counter on the first floor of the Clark County Public Service Center, 1300 Franklin Street, Vancouver. The appeal may also be mailed to: Clark County Community Development Department, Development Services Division, P.O. Box 9810, Vancouver, WA 98666-9810.

- Project name:** **TAYLOR TRANSPORT SITE PLAN REVIEW**
Case number: **PSR2004-00031**
Description: The applicant is requesting site plan approval for expansion of a gravel parking lot on an approximate 3.97-acre parcel located in the ML (Light Industrial) zoning district.
Location: 7117 NE 47th Avenue
Parcel: 099725000
Applicant contact: Barbieri & Associates, Inc. - John Barbieri
Neighborhood association: Andresen/St. Johns Neighborhood Association
Planner contact: Josh Warner
Comment period ends: 09/22/04
- Project name:** **MEDICAL OFFICE BUILDING**
Case number: **PSR2005-00042; SEP2005-00100; BLA2005-00040; ARC2005-00068**
Description: The applicant proposes to construct a one-story 14,301 square foot medical office building with related improvements on approximately 1.7 acres located within a C-3 zoning district.
Location: West side of NE 10th Avenue, approximately 330 feet north of its intersection with NE Tenney Road
Parcel: 186606-000, 186508-000
Applicant contact: RSV Construction Services - Betty Kaber
Neighborhood association: North Salmon Creek
Planner contact: Richard Daviau
Comment period ends: August 17, 2005
- Project name:** **TITEIU SHORT PLAT**
Case number: **PLD2005-00145**
Description: The applicant is requesting to divide approximately 0.87 acres into 4 single family residential lots for a property located in the R1-7.5 zone.
Location: 3709 NW 119th Street
Parcel: 188665-010
Applicant contact: BMP Design LLC - Bogdan Popescu, P.E.
Neighborhood association: Felida Neighborhood Association
Planner contact: Jose Alvarez

Comment period ends: January 27, 2006

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Planner contact:

Comment period ends:

LAWRENCE SHORT PLAT

PLD2006-00010; SEP2006-00018; ARC2006-00011

The applicant is proposing to divide approximately 1.06 acres into 4 single-family residential lots for a property in the R1-6 zone.

North side of Plantation Road west of I-5

186763-000

Chris Baumann - Planning Solutions, Inc

North Salmon Creek Neighborhood Association

Michael Uduk

March 14, 2006

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Planner contact:

Comment period ends:

CEDAR'S 49 POST DECISION REVIEW

PST2006-00007

The applicant is requesting a post decision review to allow the stormwater facility in Cedars 49 PUD Subdivision to serve the adjacent Cedar Corner Subdivision. The approximately 5.32 acre site is zoned R1-6.

8314 NE 88th Street

155969-000

Eric Golemo - Sturtevant, Golemo and Associates

NACCC

Michael Uduk

April 25, 2006

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

Applicant contact:

Neighborhood association:

Planner contact:

Comment period ends:

PADDEN PARKWAY BUSINESS PARK

PSR2006-00016; SEP2006-00049; EVR2006-00023; ARC2006-00045

The applicant is requesting site plan review approval of light industrial/warehouse business park and associated office use totaling 376,750 square feet on approximately 18.98 acres zoned Business Park (BP).

The southwest corner of NE 78th Street and NE St John's Road.

144527-000

Todd Johnson - Group Mackenzie

NE Hazel Dell Neighborhood Association

Michael Uduk

May 5, 2006

☐ **Project name:**

Case number:

Description:

Location:

Parcel:

WEDGEWOOD SUBDIVISION POST DECISION REVIEW

PST2006-00014; VAR2006-00013

The applicant is requesting a post decision review to relocate the stormwater facility from the "Stormwater Tract" located on the northeast section of the preliminary plat to the southeast section of the site on Lot 5, north of NE 109th Street. The applicant is also requesting a 5 percent variance to the lot depth standard for the "Stormwater Tract" that is being developed as Lot 5. The approximately 9.5 acre site is zoned R1-7.5.

1302 NE 109th Street

188935-000; 188936-000; 188968-000

Applicant contact: Jennifer Berry - Moss and Associates
Neighborhood association: Felida Neighborhood Association
Planner contact: Michael Uduk
Decision Issued: August 28, 2006
Appeal Period Over: September 11, 2006

☐ *Project name:* **BLUEBERRY ESTATES SHORT PLAT**
Case number: **PLD2006-00040; SEP2006-00081; EVR2006-00044**
Description: The applicant is proposing to divide approximately 15.55 acres into 3 rural residential lots for a property located in the R-5 zone.
Location: 30813 NW 51st Avenue
Parcel: 211010-000
Applicant contact: David Rosenberger - Minister and Glaeser Surveying
Neighborhood association: Ridgefield Junction & Enterprise/Paradise Point N.A.
Planner contact: Jose Alvarez
Comment period ends: May 18, 2006

☐ *Project name:* **COST LESS AUTO PARTS**
Case number: **PSR2006-00047; SEP2006-00103; WET2006-00021; ARC2006-00056**
Description: The applicant is requesting site plan approval to construct in two phases two commercial/retail buildings totaling approximately 29,008 square feet on a 2.1 acre parcel located in the Highway Commercial (CH) zone.
Location: 10611 NE 53rd Street
Parcel: 159758-000
Applicant contact: Meridee E Pabst - Miller Nash LLP
Neighborhood association: Maple Tree Neighborhood Association
Planner contact: Alan Boguslawski
Comment period ends: June 7, 2006

☐ *Project name:* **CRICKET PDX-007 GREENWAY**
Case number: **PSR2006-00045; SEP2006-00099; PAC2006-00133**
Description: The applicant is requesting site plan review to co-locate 6 panel antennas on an existing 125-foot tall water tank with accessory ground equipment on an approximately 0.8 acre parcel located in the R1-7.5 zone.
Location: 11011 NW 26th Avenue
Parcel: 189027-000; 189054-000; 189067-000
Applicant contact: Cameron McFaddan - Cascadia
Neighborhood association: Felida Neighborhood Association
Planner contact: Jan Bazala
Comment period ends: June 15, 2006

☐ *Project name:* **FRANCO SHORT PLAT**
Case number: **PLD2006-00049; SEP2006-00098; EVR2006-00047; HAB2006-00089; PAC2006-00132**
Description: The applicant is proposing to divide approximately 6 acres into 2 single-family residential lots for a property in the RC-2.5 zone.
Location: 36804 NE Lewisville Highway
Parcel: 265084-000

Applicant contact: Meridee Pabst - Miller Nash LLP
Neighborhood association: NACCC
Planner contact: Jose Alvarez
Comment period ends: June 15, 2006

☐ Project name: **REDINGER SHORT PLAT**
Case number: **PLD2006-00050**

Description: The applicant is proposing to divide approximately 10 acres into 2 rural residential lots for a property located in the R-5 zone.

Location: 2319 NE 272nd Avenue

Parcel: 115660-000

Applicant contact: Chris Baumann - Planning Solutions, Inc

Neighborhood association: Washougal River Neighborhood Association

Planner contact: Jim Vandling

Comment period ends: June 16, 2006

☐ Project name: **CINGULAR UMTS – PX 74 I-205 & 78TH STREET**
Case number: **PSR2006-00048; SEP2006-00105**

Description: The applicant is requesting site plan review to add three panel antennas to an existing antennae array and add equipment cabinet(s) on a 0.85 acre parcel located in the R-18 zone.

Location: 8204 NE 78th Street

Parcel: 155971-000

Applicant contact: Paul Slotemaker - RealCom Associates

Neighborhood association: Sunnyside Neighborhood Association

Planner contact: Terri Brooks

Comment period ends: June 30, 2006

☐ Project name: **BESSIE KNAB SHORT PLAT AND PLAT ALTERATION**
Case number: **PLD2006-00061; PLD2006-00062; EVR2006-00058**

Description: The applicant is proposing to divide a 24,864 square foot platted lot into 3 lots, utilizing Tier I infill standards, for a property located in the Single-family Residential (R1-7.5) zone. The applicant is also requesting approval of a plat alteration to remove the prohibition of direct access to NE 78th Street and approval of a road modification to allow direct access to NE 78th Street.

Location: 1219 NW 79th Circle

Parcel: 98283-068

Applicant contact: John Lawson or Tim Wines - Lawson Land Services, Inc.

Neighborhood association: West Hazel Dell Neighborhood Association

Planner contact: Alan Boguslawski

Comment period ends: July 10, 2006

☐ Project name: **RITOLA SHORT PLAT**
Case number: **PLD2006-00063; SEP2006-00121**

Description: The applicant is proposing to divide approximately 10 acres into 2 rural residential lots for a property located in the R-5 zone.

Location: NE 112th Avenue between NE 279th and NE 299th Streets

Parcel: 224573-000

Applicant contact: Chris Avery - Minister and Glaeser Surveying

Neighborhood association: NACCC

Planner contact:
Decision Issued:
Appeal Period Over:

Jim Vandling
August 25, 2006
September 8, 2006

☐ *Project name:*

ASHLEY MANOR II SHORT PLAT

Case number:

PLD2006-00070

Description:

The applicant is proposing to divide 0.77 acres into two single-family residential lots for a property located in the R1-10 zone.

Location:

13213 NW 43rd Court

Parcel:

187820-005

Applicant contact:

Geoff Appel - Moss & Associates, Inc

Neighborhood association:

Felida Neighborhood Association

Planner contact:

Brian Latta

Comment period ends:

July 26, 2006

☐ *Project name:*

CHERRY LANE ESTATES PHASE 2 SHORT PLAT

Case number:

PLD2006-00072; SEP2006-00133

Description:

The applicant is proposing to divide approximately 1.8 acres into 4 single-family residential for a property located in the R1-10 zone.

Location:

NE 142nd Avenue north of NE 100th Street

Parcel:

200370-000 & 200376-000

Applicant contact:

Bob Sable - MacKay & Sposito, Inc.

Neighborhood association:

Greater Brush Prairie Neighborhood Association

Planner contact:

Vicki Kirsher

Comment period ends:

July 28, 2006

☐ *Project name:*

SLUMAN ROAD ESTATES SHORT PLAT

Case number:

PLD2006-00068; SEP2006-00127; MZR2006-00129

Description:

The applicant is proposing to divide 3.47 acres into 5 single-family residential lots for a property located in the R1-7.5 zone.

Location:

1315 NW Sluman Road

Parcel:

098420-000

Applicant contact:

Chris Avery - Minister and Glaeser Surveying, Inc.

Neighborhood association:

West Hazel Dell Neighborhood Association

Planner contact:

Richard Daviau

Comment period ends:

July 28, 2006

☐ *Project name:*

RECORD SHORT PLAT

Case number:

PLD2006-00066; SEP2006-00125; ARC2006-00067; EVR2006-00070

Description:

The applicant is proposing to divide approximately 10 acres into 2 rural residential lots for a property located in the R-5 zone.

Location:

22410 NE Poyner Road

Parcel:

203823-000; 203889-000

Applicant contact:

Dan Record

Neighborhood association:

NACCC

Planner contact:

Jim Vandling

Comment period ends:

July 28, 2006

☐ *Project name:*

STILLMAN SHORT PLAT

Case number:

PLD2006-00057; SEP2006-00114; EVR2006-00061

Description: The applicant is proposing to divide 21.69 acres into 3 rural residential lots for a property located in the R-5 zone.
Location: 7936 NE 219th Street
Parcel: 228317-000
Applicant contact: Charles & Deborah Stillman
Neighborhood association: NACCC
Planner contact: Jim Vandling
Comment period ends: August 14, 2006

☐ *Project name:* **GOODWILL INDUSTRIES**
Case number: **PSR2006-00033; SEP2006-00080; EVR2006-00038**
Description: The applicant is requesting site plan approval to construct a 46,320 square foot wholesale warehouse and outlet recycling facility on an approximately 5 acre parcel located in the Light Industrial (ML) zone.
Location: 9021 NE 117th Avenue
Parcel: 154894-000
Applicant contact: Don Hardy - The JD White Company, Inc.
Neighborhood association: Sifton Neighborhood Association
Planner contact: Alan Boguslawski
Comment period ends: August 21, 2006

☐ *Project name:* **CHRISTENSON SHORT PLAT**
Case number: **PLD2006-00069; SEP2006-00128; EVR2006-00064; HAB2006-00105;**
Description: The applicant is proposing to divide approximately 10 acres into 2 rural residential lots for a property located in the R-5 zone.
Location: 519 NW 209th Street
Parcel: 179395-000
Applicant contact: Dan Barbieri
Neighborhood association: Fairgrounds Neighborhood Association
Planner contact: Travis Goddard
Comment period ends: September 6, 2006

☐ *Project name:* **TAPANI SHORT PLAT**
Case number: **PLD2006-00019; SEP2006-00043; WET2006-00010; ARC2006-00022; HAB2006-00161**
Description: The applicant is requesting to divide approximately 20 acres into 4 single-family residential lots for a property in the R-5 zone.
Location: 26515 194th Avenue
Parcel: 233823-000
Applicant contact: Dan Barbieri
Neighborhood association: NACCC
Planner contact: Jim Vandling
Comment period ends: September 6, 2006

☐ *Project name:* **HAZEL DELL APARTMENTS ***
Case number: **PSR2006-00061; EVR2006-00082**
Description: The applicant is requesting site plan approval to construct an 11-unit apartment complex on a 0.35 acre property located in the R-43 zone.

Location: 9709 NE Hazel Dell Avenue
Parcel: 145805-000
Applicant contact: Chris Goodell - Land Tech, Inc.
Neighborhood association: NE Hazel Dell Neighborhood Association
Planner contact: Justin McConachie
Comment period ends: September 7, 2006

☐ *Project name:* **LITTLE SHORT PLAT ***
Case number: **PLD2006-00092; EVR2006-00086**
Description: The applicant is proposing to divide 10.01 acres into 2 rural residential lots for a property located in the R-5 zone.

Location: 8100 NE 379th Street
Parcel: 263708-000
Applicant contact: Neill Real Estate Services, LLC - Bruce Neill
Neighborhood association: NACCC
Planner contact: Jose Alvarez
Comment period ends: September 14, 2006

☐ *Project name:* **76TH STREET INFILL SHORT PLAT ***
Case number: **PLD2006-00091; EVR2006-00084;**
Description: The applicant proposes to divide 0.77 acres property into a 4 lot single-family residential lots located within a R1-6 zone using the tier-1 infill standards.

Location: 9113 NE 76th Street
Parcel: 105425-000; 105428-000
Applicant contact: Greg Westrand
Neighborhood association: Maple Tree Neighborhood Association
Planner contact: Richard Daviau
Comment period ends: September 14, 2006

☐ *Project name:* **EAST WOODS PRESBYTERIAN CHURCH ***
Case number: **PSR2006-00063; SEP2006-00149**
Description: The applicant is requesting site plan approval to construct 11,440 square foot church facility (phase I), a 5,312 square foot classroom addition (phase II), a 1,516 square foot sanctuary addition (phase III), and a 12,788 square foot gymnasium (phase IV) on a 4.95 acre property located in the C-3 zone.

Location: NE 162nd Avenue & NE 20th Street
Parcel: 164362-000
Applicant contact: Lisa Slater - Slater Architecture
Neighborhood association: Evergreen East Neighborhood Association
Planner contact: Richard Daviau
Comment period ends: September 19, 2006

☐ **ADMINISTRATIVE DECISIONS (Type I review – routine staff review)**

Type I applications involve minor changes. They do not require public notice or public hearings and may be handled “over the counter” as a matter of routine. Projects in that category are not listed here. Type I decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court. For more information, contact our office at (360) 397-2375 ext. 4489.

□ APPEALS

Administrative decisions (Type I and Type II) may be appealed to a hearings examiner. If a project is appealed, the examiner will hold a public hearing to receive testimony on the appeal issues. The examiner's decision on the appeal may be appealed to the Board of Clark County Commissioners.

Type III decisions by a hearings examiner may be appealed to the Board of Clark County Commissioners. Appeals must be mailed or taken to the Board of Clark County Commissioners, Clark County Public Service Center, 1300 Franklin Street, Vancouver, WA 98660. The commissioners will consider appeals in public meetings. They will not receive testimony on the appeal. For more information, please refer to the *Appeal* handout on our Web site. It is located at www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf.

Decisions made by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court. Appeals to the Clark County Superior Court must be sent to Clark County Clerk's Office, P.O. Box 5000, Vancouver, WA 98666-5000, (360) 397-2292.

□ GLOSSARY OF CASE TYPE CODES

APL appeals • **ARC** archaeological • **CAR** critical aquifer recharge area • **CPZ** zone change • **CUP** conditional use permit • **CVT** convent release • **FOR** forest practices • **GEO** geological hazards • **GOR** Columbia River scenic area • **HAB** habitat • **HOC** home occupation • **MZR** planning director reviews • **PUD** planned unit development • **PLD** subdivision • **PSR** site plan review • **PST** post decision review • **SEP** SEPA • **SHL** shoreline • **VAR** variance • **WET** wetland.

Projects that are new to the report this week are indicated with a “★”.

FormDS1312-Revised 2/28/06